



**Planning Commission Minutes**

**1 JUNE 2023**

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**Present:** Angie Zetterquist, Tim Watkins, Kurt Bankhead, Jason Watterson, Chris Sands, Lane Parker, Jay Rigby, Nolan Gunnell, Rod Hammer, Megan Izatt

**Start Time: 05:30:00**

**Parker** called the meeting to order and gave the opening remarks.

**05:31:00**

**Agenda**

*Rigby* motioned to approve the agenda; **Watterson** seconded; **Passed 5, 0.**

**Minute**

*Watterson* motioned to approve the minutes from May 4, 2023; **Rigby** seconded; **Passed 5-0.**

**05:32:00**

**Consent Items**

**#1 Loosle Subdivision**

*Watterson* motioned to approve the consent agenda with the 7 conditions and 1 conclusion; **Sands** seconded; **Passed 5, 0.**

**05:32:00**

**Regular Action Items**

**#2 Hollow Ridge RV Campground Conditional Use Permit**

**Zetterquist** reviewed the staff report for the Hollow Ridge RV Campground Conditional Use Permit for an extension.

*Watterson* motioned to approve the 6 month extension for the Hollow Ridge RV Campground Conditional use Permit; **Sands** seconded; **Passed 5, 0.**

**05:37:00**

**#3 Public Hearing (5:40 p.m.) – 8479 Rezone**

**Zetterquist** reviewed the staff report for the 8479 Rezone.

**Jeff Nielson** commented representing Nan King and stated they are looking for to two additional building lots at this time with access off 8500.

**Sands** asked if the road would be private.

**Mr. Nielson** commented yes, as far away from the highway as possible.

**Watterson** asked about access to the existing lots.

**Mr. Nielson** commented it's expected that the existing home would continue with access from the highway.

**05:49:00**

*Sands motioned to open the public hearing; **Watterson** seconded; **Passed 5, 0.***

**Edward Mendenhall** commented with concerns for water.

**05:51:00**

*Rigby motioned to close the public hearing; **Sands** seconded; **Passed 5, 0.***

**Commissioners** discussed water and the request for 3 more potential homes, access from the north, and how the adequate water provision must be proved, and that it is a smaller piece of ground but is not near a municipality.

**Mr. Nielson** commented on how the widening of the highway took a large strip for that widening.

**Commissioners** discussed this being a small, rural subdivision.

*Sands motioned to recommend approval to the County Council for the 8479 Rezone; **Bankhead** seconded; **Passed 4, 1 (Parker voted nay).***

**06:04:00**

#### **#4 Maple Rise Campground Conditional Use Permit 1<sup>st</sup> Amendment**

**Zetterquist** reviewed the staff report for the Maple Rise Campground Conditional Use Permit 1<sup>st</sup> Amendment.

**Ben Anderson** commented on the pavilion and storage shed. There will be no increase of capacity, bathrooms, or water usage.

**Sands** asked about grading.

**Mr. Anderson** commented that there should be no grading needed.

**Parker** asked about the condition of the road.

**Mr. Anderson** responded that it's graded occasionally and kept to a standard that minivans can access the campground.

**Commissioners** commented on the pulling of campgrounds from A10 and the need to readdress the issue with a plan.

*Rigby* motioned to approve the Maple Rise Campground Conditional Use Permit 1<sup>st</sup> amendment with the 7 conditions and 2 conclusions; *Sands* seconded; **Passed 5, 0.**

**Parker** asked if the building would be done this year.

**Mr. Anderson** commented yes.

**06:20:00**

**#5 Discussion: Ordinance Change – 17.07.040 General Definitions – Developable Acreage & Sensitive Areas Non-Developable**

**Watkins** discussed usage in the FR40 and that more cabins do have the potential for more fires and access isn't always guaranteed for emergency services.

**Staff** and **Commissioners** discussed clustering cabin sites.

**Watkins** commented on possibly needing more studies based on spacing for water and sewer.

**Hammer** commented on it being impossible to cover cabins in the forest area and increase usage leading to more fatalities due to lack of access.

**Staff** and **Commissioners** discussed the current density of the FR40.

**Watkins** covered density in the valley and on the benches.

**Staff** and **Commissioners** discussed clustering in the FR40 and access for emergency services and the need to discuss septic systems with the Bear River Health Department (BRHD).

**Watkins** reviewed suggested language for the A10 but would leave the FR40 out until further discussion and study can be completed.

**06:47:00**

**#6 Discussion: Ordinance Change – Use Type 1120: Accessory Apartment**

**Watkins** reviewed strategy E to update the ordinance for Accessory Apartment to meet State Code.

**Staff** and **Commissioners** discussed the possibility of a detached unit causing the price of the home to be unattainable for others to buy when the owners go to sell, and the need to discuss increase road usage with detached units.

**06:56:00**

**#7 Discussion: Upcoming Ordinance Amendment Request**

**Watkins** reviewed an applicant for an ordinance amendment due to the flour mill application. The recent mill application exceeds the industrial zone height requirements and the maximum surface coverage that

is currently allowed. It also needs to be mentioned that there are railway spurs needed to move the flour to and from the facility.

**Ed Kavorik** explained the railway use for moving flour. 80% would stay for Pepperidge Farm use and 20% could be shipped out for other facilities.

**Watkins** reviewed documentation for other potential code issues with the application.

**Staff** and **Commissioners** discussed the footnotes highlighted and making height a conditioned use over 40 feet, how fire code could affect this, and the maximum surface coverage possibly be increased to 85%.

**Sands** asked about sourcing of the wheat.

**Mr. Kavorik** commented that local sourcing as much as possible.

**Gunnell** asked how many have been built in the Utah.

**Mr. Kavorik** commented he has been in this industry for 25 years and this is the first time he has seen this type of height requirement.

**Sands** asked about a time frame.

**Mr. Kavorik** commented they hope to be milling flour for Campbell by fall of 2024.

**Staff** and **Commissioners** discussed seeing more information on both options of a footnote or a CUP route to complete.

**07:23:00**

Adjourned.